



# Town of Johnstown

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** April 3, 2023

**SUBJECT:** Water & Sewer Service Agreement – Trade at 2534 – Lot 3, with Johnstown 2 Industrial Owner, LLC

**ATTACHMENTS:** 1. Water & Sewer Service Agreement

**PRESENTED BY:** Kim Meyer, Planning and Development Director

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### ITEM DESCRIPTION:

The Developer, Johnstown 2 Industrial Owner, LLC, has received approval for the Trade at 2534 – Lot 3 for expansion of an employee/fleet parking lot as an accessory use to the Trade at 2534 development on Lots 1 and 2 of that 2534 replat. For consideration is a Water and Sewer Service Agreement between the Town and the Developer for the project, requiring non-potable water only for landscape irrigation, equaling approximately 4.15 acre feet of water per year, with both spray and drip irrigation components.

Any future redevelopment of the property would trigger a review and analysis of that proposed demand, and an amendment to this agreement.

As a result of prior dedications of raw water, there is currently a surplus credit with the Town sufficient to supply the non-potable water demands of the Project from the 2534 Master Association Water Bank. The Gerrard Family Partnership, LLLP and Thompson Ranch Development Company have agreed that this credit shall be applied to meet the non-potable water demands of the Project.

The water court transfer fee for the non-potable water supply was previously paid to the Town as part of the 2534 Master Association Water Bank.

### LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

*The Community That Cares*

[johnstown.colorado.gov](http://johnstown.colorado.gov)

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**FINANCIAL ADVICE :**

N/A

**RECOMMENDED ACTION:**

Approve the Water & Sewer Service Agreement for Trade at 2534 - Lot 3, with Johnstown 2 Industrial Owner, LLC.

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*Reviewed and Approved for Presentation,*



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Town Manager

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